

**These Documents Damaged  
In Transit**



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem Oregon 97301-1266  
 (503) 986-0900  
 www.wrd.state.or.us

# Certificate of Water Right Ownership Update

## NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. *If for multiple rights, a separate form for each right will be required.*

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

*Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.*

### PROPERTY SELLER INFORMATION

RECEIVED BY OWRD

Applicant(s): RIVER SPRINGS RANCH

Mailing Address: MILE MARKER 47, HWY 40

FEB 25 2015

BLY

OR

SALEM, OR

Phone: \_\_\_\_\_

Home

Work

Other

### PROPERTY BUYER INFORMATION

Applicant(s): WILKS RANCH OREGON, LTD

Mailing Address: P. O. BOX 111

CISCO

TX

76437

Phone: \_\_\_\_\_

Home

Work

Other

### PROPERTY DESCRIPTION (attach additional pages if necessary):

County: KLAMATH Township: 36S Range: 13E Section: 14,15,22,23,15

Tax Lot Number(s): \_\_\_\_\_

Street address of water right property: N/A

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: G6266 Permit #: G5222 Certificate or Page #: 83045

Will all the lands associated with this water right be owned by the buyer?  Yes  No

Name of individual completing this form: KAREN WILLIAMSON Phone: 817-850-3616

Signature: Karen Williamson Date: 2/13/2015

**Please be sure to attach a copy of your property deed or legal description of the property.**

STATE OF OREGON

RECEIVED BY OWRD

COUNTY OF KLAMATH

CERTIFICATE OF WATER RIGHT

FEB 25 2015

THIS CERTIFICATE ISSUED TO

SALEM, OR

RIVER SPRINGS RANCH COMPANY  
 c/o PIERRE A. KERN  
 2730 AVENIDA CABALLO  
 SANTA YNEZ, CALIFORNIA 93460

confirms the right to use the waters of a WELL in the SPRAGUE RIVER BASIN for IRRIGATION of 565.2 ACRES.

This right was perfected under Permit G-5222. The date of priority is AUGUST 13, 1973. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 6.91 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Survey Coordinates
36 S	13 E	WM	22	SE NE			2570 feet South and 300 feet West from the NE corner, Section 22

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year. The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
36 S	13 E	WM	14	NW SW			2.40
36 S	13 E	WM	14	SW SW			35.70
36 S	13 E	WM	14	SE SW			29.40
36 S	13 E	WM	14	SW SE			29.60
36 S	13 E	WM	14	SE SE			23.60
36 S	13 E	WM	15	SW NE			6.40
36 S	13 E	WM	15	SE NW			6.20

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

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IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
36 S	13 E	WM	15	NE SW			21.20
36 S	13 E	WM	15	SE SW			19.20
36 S	13 E	WM	15	NE SE			18.80
36 S	13 E	WM	15	NW SE			21.60
36 S	13 E	WM	15	SW SE			37.70
36 S	13 E	WM	15	SE SE			37.70
36 S	13 E	WM	22	NE NE			35.30
36 S	13 E	WM	22	NW NE			10.80
36 S	13 E	WM	22	SE NE			11.30
36 S	13 E	WM	22	NE NW			8.80
36 S	13 E	WM	22	NW NW			0.40
36 S	13 E	WM	23	NE NE			37.70
36 S	13 E	WM	23	NW NE			38.10
36 S	13 E	WM	23	SW NE			2.50
36 S	13 E	WM	23	SE NE			4.40
36 S	13 E	WM	23	NE NW			37.50
36 S	13 E	WM	23	NW NW			36.90
36 S	13 E	WM	23	SW NW			26.80
36 S	13 E	WM	23	SE NW			25.20
TOTAL							565.2

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works shall include an airline and pressure gauge or an access port for a measuring line, adequate to determine the water level elevation in the well at all times.

The water user shall maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

WITNESS the signature of the Water Resources Director, affixed JAN 19 2007

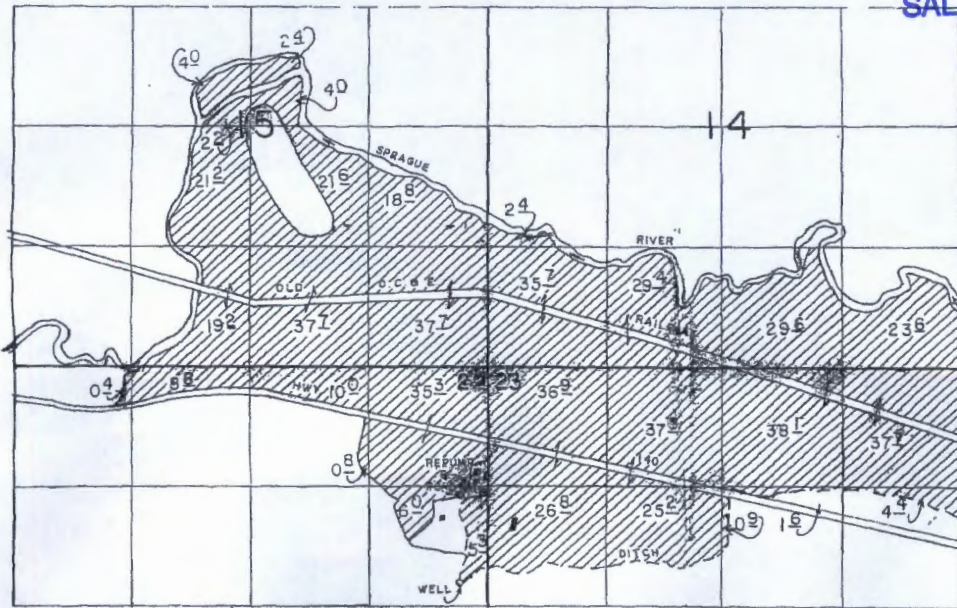
  
Phillip C. Ward, Director

T.36S.,R.13E.,W.M.

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FEB 25 2015

SALEM, OR



WELL LOC: 2570'S B 300'W FROM NE COR. OF SEC 22.

SCALE 1"=1320'

### FINAL PROOF SURVEY

UNDER

APPLICATION NO. G-6266 PERMIT NO. G-5222  
IN NAME OF

565 3/20

RIVER SPRINGS RANCH

SURVEYED JULY 27, 1994, BY R.M. SUTTERFIELD

18. 2360724-ALF

2015-001260  
Klamath County, Oregon  
02/12/2015 09:39:29 AM  
Fee: \$57.00

**THIS SPACE RESERVED FOR RECORDER'S USE**

After recording return to:  
Wilks Ranch Oregon, LTD, a Partnership  
PO Box 111  
Cisco, TX 76437

RECEIVED BY OWRD

FEB 25 2015

SALEM, OR

Until a change is requested all tax statements shall be sent to the following address:  
Wilks Ranch Oregon, LTD, a Partnership  
PO Box 111  
Cisco, TX 76437

**STATUTORY WARRANTY DEED**

**River Springs Ranch Corp., an Oregon S corporation,**

Grantor, hereby conveys and warrants to

**Wilks Ranch Oregon, LTD, a Partnership,**

Grantee, the following described real property in the county of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

"together with all water right permits and certificates appurtenant to the property that are owned by Grantor, if any, along with any irrigation diversion, irrigation ditch or reservoir easements, licenses or permits associated with the water rights that are owned by Grantor, if any; and, together with all grazing permits and leases held by Grantor, if any."

Together with one hundred percent (100%) of the mineral, wind, air, timber and water interests that are owned by Grantor, if any, and one hundred percent (100%) of the Executive Rights that are owned by Grantor, if any.

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Easements, encroachments, gaps, gores, and anything that is disclosed by the ALTA survey provided to Buyer from Seller dated January 7, 2015.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE

F.  
62.00

15. 2360724-ALF

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F.  
62.00

LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3rd day of February, 2015.

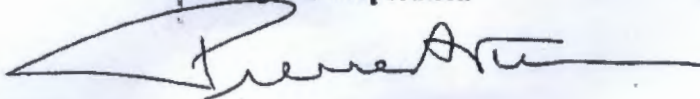
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FEB 25 2015

SALEM, OR

GRANTOR:

RIVER SPRINGS RANCH CORP.,  
an Oregon S-corporation



PIERRE A. KERN, PRESIDENT

State of ~~Oregon~~ California for  
County of ~~Klamath~~ Santa Barbara for

This instrument was acknowledged before me on 2-3, 2015 by Pierre Kern, as President of River Springs Ranch Corp., an Oregon S-corporation.



California for  
(Notary Public for ~~Oregon~~)

My commission expires Aug 12, 2018

EXHIBIT A  
to  
Statutory Warranty Deed



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SALEM, OR

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1:**

The following described real property situate in Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

Section 9: All

Section 10: The SW 1/4 NW 1/4, the E 1/2 SW 1/4, and the SE 1/4

Section 14: The S 1/2 S 1/2

Section 15: All

Section 16: All

Section 22: The NE 1/4, the N 1/2 NW 1/4, and the SW 1/4 NW 1/4

Section 23: The N 1/2 NE 1/4, and the NW 1/4

**Parcel 2:**

All in Township 36 South, range 13 East of the Willamette Meridian, Klamath County, Oregon

Section 11: E 1/2 and the SW 1/4

Section 12: All

Section 13: NE 1/4, N 1/2 NW 1/4 and E 1/2 SE 1/4

Section 24: N 1/2 and N 1/2 SE 1/4

**Parcel 3:**

The S 1/2 NW 1/4, the SW 1/4 and the W 1/2 SE 1/4 of Section 13 and the N 1/2 and the N 1/2 S 1/2 of Section 14, all in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 4:**

All in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 18: Government Lots 1, 2, 3 and 4.

**Parcel 5:**

The E 1/2, E 1/2 W 1/2 of Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 6:**

The fractional N 1/2, N 1/2 N 1/2 N 1/2 SE 1/4; N 1/2 N 1/2 NE 1/4 SW 1/4; N 1/2 S 1/2 NE 1/4 SW 1/4; S 1/2 S 1/2 NE 1/4 SW 1/4; S 1/2 N 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SE 1/4 SW 1/4; S 1/2 S 1/2 NW 1/4 SE 1/4; N 1/2 N 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SW 1/4 SW 1/4; S 1/2 N 1/2 NW 1/4 SW 1/4; All being in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company by deed recorded Volume 80 page 437 and Volume 84 page 417 deed records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM any portion lying within the US Highway 66 right of way.

Parcel 7:

The S 1/2 N 1/2 NE 1/4 SE 1/4, and N 1/2 S 1/2 NE 1/4 SE 1/4, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company, Section 19 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

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Parcel 8:

N 1/2 S 1/2 SE 1/4 SE 1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 9:

The S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

*Laura Williams*

*2/25/2015*